

CHAPTER 7

IMPLEMENTATION ACTION PLAN

This plan addresses several areas critical to the future of Arlington. There are numerous recommendations the implementation of which ranges from easy to very complex. This chapter establishes a broad framework for breaking this complex task into a compact strategy that can be used to effectively focus the Community's energies.

1. A FIVE-PART IMPLEMENTATION STRATEGY

- a. **Implement the Design Guidelines and Land Use Recommendations:** To realize the vision for Arlington, it is essential that the regulations and guidelines are in place to shape the improvements to come. A community's quality of life is preserved or lost *one property at a time*. Every time a building permit is issued in Arlington, the community either comes one step closer to realizing its dream, or one step further away from that dream. The first step toward implementing the Arlington Community Plan is to apply consistently to all development and redevelopment proposals. The design guidelines in this plan are the first "line of defense" against homogenization and loss of community character. For these to be effective, they must be applied consistently. Making exceptions will tend to weaken their effect and, even, undermine the whole plan. Another part of this implementation measure is implementation of zone and general plan changes as recommended in this plan.
- b. **Create a Business Improvement District:** Redevelopment alone will not rescue Arlington's ailing commercial district. Another important component is an organized business community with a vision. A BID would generate further funds for improvements throughout Arlington's business district. A BID can also be an important catalyst in focusing the energies of the business community toward implementing the recommendations of Kennedy Smith's economic study.
- c. **Focus Redevelopment Funds on the Village of Arlington Area:** Now that Arlington's Redevelopment Area has been expanded, it is important that priorities be set for the use of the resulting funds. While there will be many competing uses for this money, the revitalization of the Village area needs to be strongly emphasized. The Village is the core of Arlington's heritage and image. Redevelopment successes here would have significant "multiplier effects" that will be both high profile and that will encourage spending of private dollars, both in the Village and elsewhere in Arlington.

- d. **Form an Implementation Task Force:** It is not unusual for good plans to sit on the shelf after adoption. To avoid this in Arlington, the City Council should form an implementation task force of individuals fully supportive of the Arlington Community Plan and dedicated to its implementation. This would not necessarily be the same as the existing Arlington Community Committee but the existing Committee would, undoubtedly, be a source of members.
- e. **Implement Small Project Immediately:** To get the energy going in Arlington, the community should choose a relatively small, but visible project to show that it is *doing something*. Examples would include entry signing, the Magnolia/Van Buren intersection improvements, colorful banners, tree plantings, a facade paint-up-fix-up program, and the like.

2. CONCLUSION

Arlington is a unique and historic place in the Riverside community. Its decline has been caused, not so much by intrinsic problems, as it has been the result a natural result of changing times. Every urban form goes through cycles of birth, growth, prosperity, decline, and rebirth. Arlington is on the verge of its rebirth. If the Community and City join hands in promoting and consistently following the vision, goals, policies, and recommendations in this plan, Arlington will regain its prominence in the community and Riverside can restore the gleam to one of its important jewels.

This plan is not a static document, however. For it to be truly viable, it needs to be reexamined periodically to make sure its vision is appropriate and current. As the implementation proceeds, the Implementation Task Force should make adjustments as necessary. The guiding light for any changes should be that they would *further the vision for Arlington*. If it is decided that a new vision is necessary, it should be created through a process similar to that used to create this study.